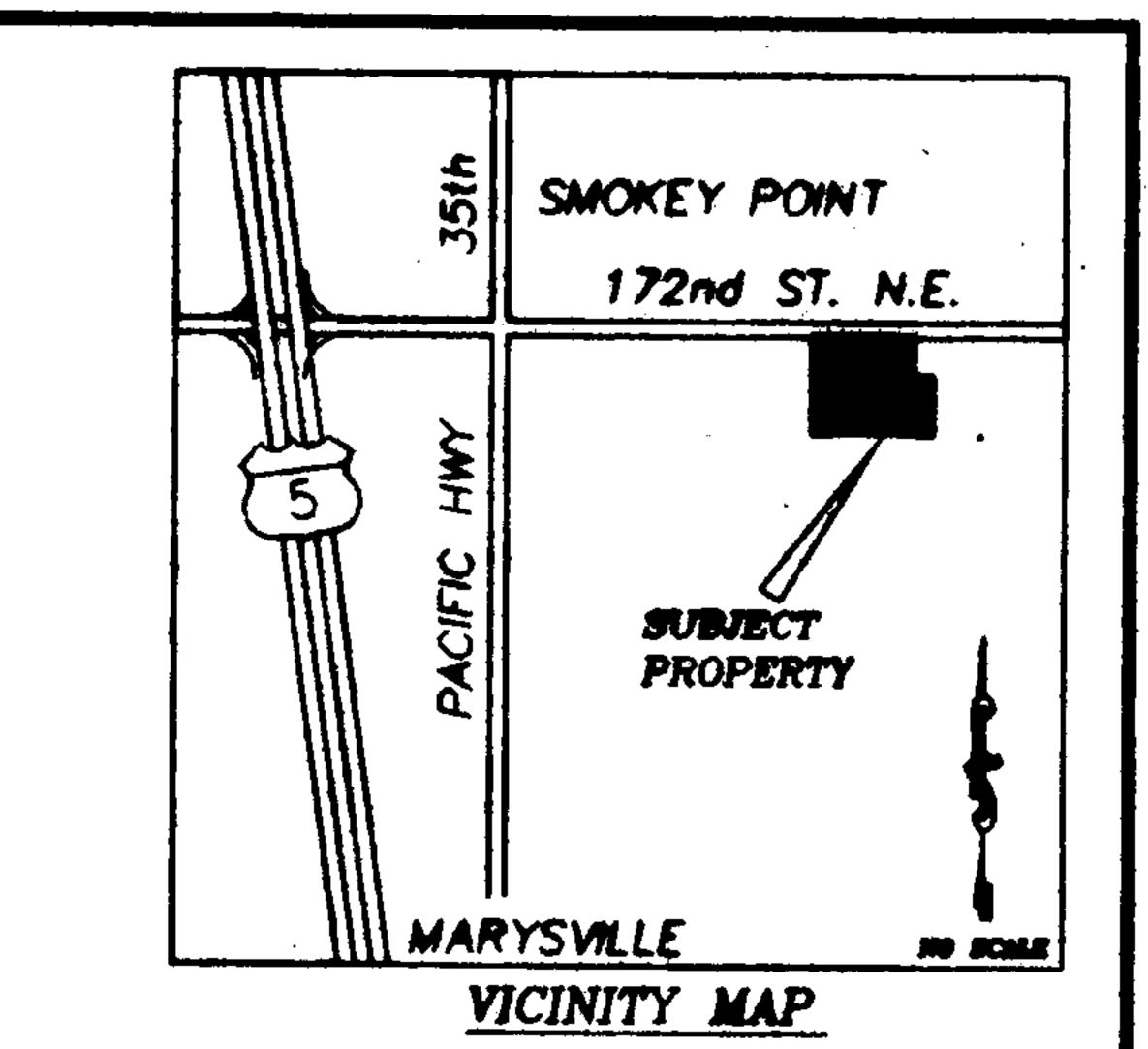
PORTION N.E. 1/4, N.W. 1/4, SEC. 28, T 31 N, R 5 E, W.M.

# OF TUCSON

FILE NO. MJ-01-008-FP



### CITY COUNCIL APPROVAL

EXAMINED AND APPROVED THIS \_\_\_\_ DAY OF 2001, THE CITY COUNCIL FINDS IN ADDITION THAT THE COMMERCIAL PLAT OF TUCSON IS IN CONFORMANCE WITH THE APPLICABLE CITY ZONING AND ALL OTHER LAND USE CONTROLS PRESENTLY IN EFFECT.

CITY OF WILINGTON

CITY OF ARLINGTON

#### PUBLIC WORKS

EXAMINED AND APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_\_\_ 2001, AS TO THE ADEQUACY OF THE SURVEY DATA, THE LAYOUT OF OF STREETS, ALLEYS AND OTHER RIGHTS-OF-WAYS.

NOTE -THE CITY OF ARLINGTON DOES NOT IN ANY WAY WARRANT NOR GUARANTEE THE ACCURACY OF THIS SURVEY.

IN ACCURDANCE WITH RCW 58.08.040, ANY PERSON RECORDING A PLAT AFTER MAY 31st MUST PAY ADVANCE TAXES FOR THE NEXT YEAR.

# TREASURER'S CERTIFICATE

BOB DANTINI, TREASURER OF SNOHOMISH COUNTY, WASHINGTON, DO HEREBY CERTIFY THAT ALL TAXES ON THE ABOVE DESCRIBED TRACT HAVE BEEN FULLY PAID UP TO AND INCLUDING THE YEAR 2002 11-21-01

> BOB DANTINI SNOHOMISH COUNTY TREASURER

SNOHOM SH COUNTY DEPUTY TREASURER

## -AUDITOR-S CERTIFICATE

DAY OF SNOHOMISH\_COUNTY, WASHINGTON.

206 temliger

SNOHOMISH COUNTY AUDITOR ~----

\_I/LNDPRJ/13627EIN/DWG/13627EP1.DWG

CITY OF ARLINGTON

N 1/4 CORNER

## CONDITIONS AND RESTRICTIONS:

TAX ACCOUNT NO. 283105-2-006-0006-

ALSO EXCEPT THE FOLLOWING DESCRIBED TRACT, TO-WITE

EXCEPT THE EAST 290 FEET-THEREDF; AND EXCEPT 172ND STREET NE;

- SUBJECT TO NOTICE OF RURAL UTILITY SERVICE AREA, AND OF LIABILITY TO THE CITY OF MARYSVILLE FOR UTILITY ASSESSMENTS, AND CHARGES, AS DISCLOSED BY RECORDING NO. 8208120212.
- 2. SUBJECT TO LIABILITY TO FUTURE ASSESSMENT FOR DRAINAGE IMPROVEMENT DISTRICT NO. 5 OF SNOHOMISH COUNTY, WASHINGTON.

THE NORTH 2/51HS OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 31-MORTH, RANGE 5 EAST, W.M.;

BEGINNING AT THE MORTHEAST CORNER OF THE NORTHWEST QUARTER;

THENCE WEST 290 FEET TO THE TRUE POINT OF BEGINNINGS THENCE"

CONTINUING WEST 127 FEET; THENCE SOUTH 342 FEET; THENCE EAST

AND EXCEPT THAT PORTION CONVEYED TB-COUNTY OF SNOHOMISH BY

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON

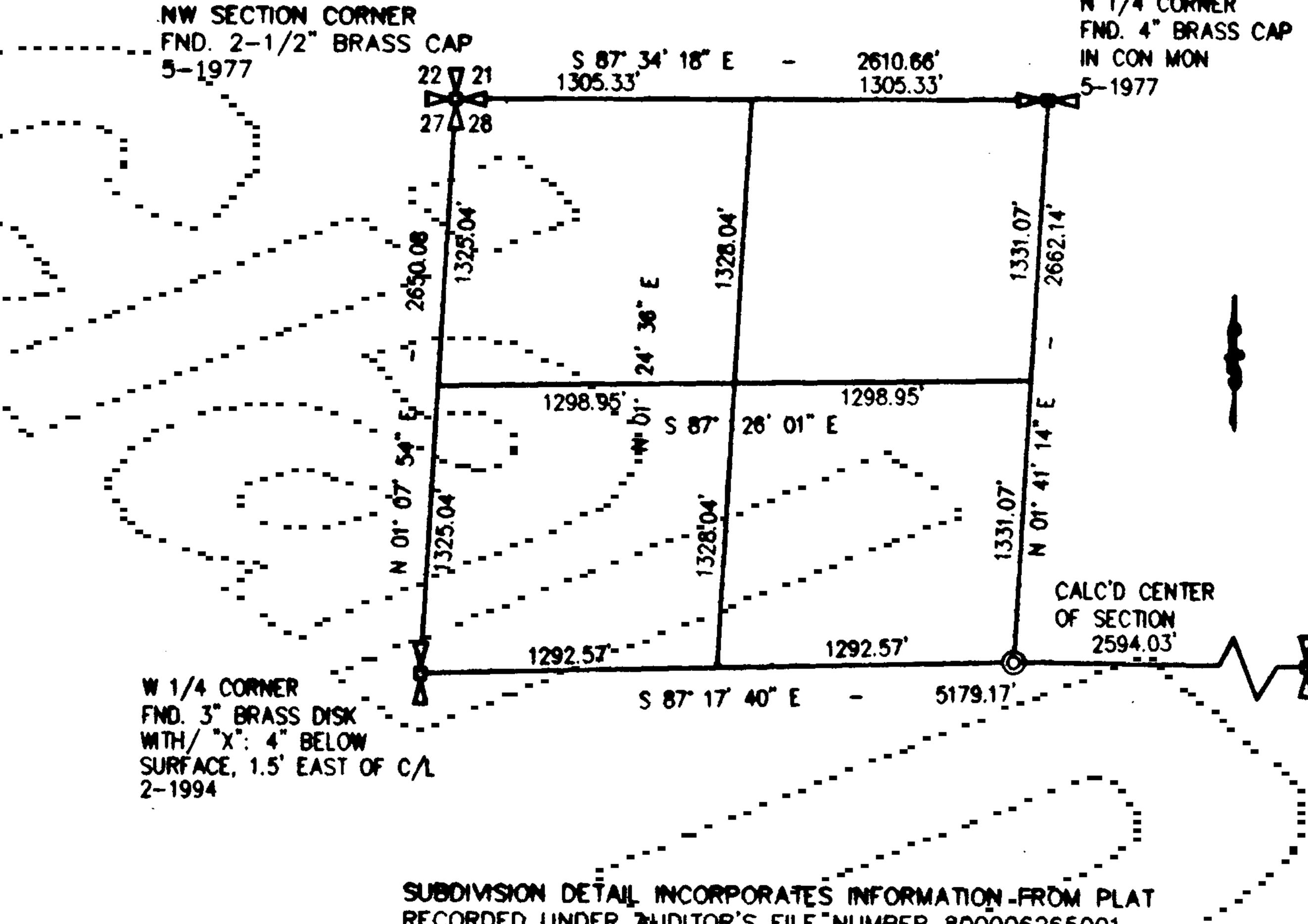
DEED RECORDED UNDER SNOHOMĪSHĪCOUNTY RECORDING NO. 9304230576-

127 FEET; THENCE NORTH 342 FEET TO THE JRUE POINT OF BEGINNING 1---

- SUBJECT TO AN EASEMENT AND THE TERMS AND CONDITIONS THEREOF. GRANTED TO SAFEWAY, INC. FOR THE PURPOSE OF STORM DRAINAGE SYSTEM AND RELATED RIGHTS AFFECTING STRIPS OF LAND WITHIN THE SOUTH HALF OF-SUBJECT PROPERTY AS RECORDED OCTOBER 4. 1989 UNDER RECORDING NO. 8910040399.
- SUBJECT TO AN EASEMENT AND THE TERMS AND CONDITIONS THEREOF GRANTED TO WINE STREET GROUP FOR THE PURPOSE OF STORM DRAINAGE SYSTEM AND RELATED RIGHTS AFFECTING STRIPS OF LAND WITHIN THE SOUTH HALF OF SUBJECT PROPERTY AS RECORDED FEBRUARY 12, 1990 UNDER RECORDING NO. 9002120389.
- SUBJECT TO AN EASEMENT AND THE TERMS AND CONDITIONS THEREOF GRANTED TO PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY FOR THE PURPOSE OF ELECTRIC TRANSMISSION LINE AND RELATED RIGHTS AFFECTING THE NORTH 10 FEET OF SUBJECT PROPERTY PARALLEL WITH AND CONTIGUOUS TO SOUTH BOUNDARY OF 172ND STREET N.E. ARE RECORDED AUGUST 25, 1993 UNDER RECORDING NO. 9308250078.
- SUBJECT TO MATTERS SET FORTH BY SURVEY RECORDED JUNE 20, 1989 UNDER RECORDING NO. 8906205006.
- THERE SHALL BE NO DIRECT ACCESS TO INDIVIDUAL LOTS FROM 172ND STREET N.E. (SR 531). ACCESS SHALL BE PROVIDED FROM INTERIOR PLAT ROADS ONLY.
- SUBJECT TO DECLARATION OF EASEMENT FROM VICTORIA HEIGHTS, LLC TO FUTURE OWNERS FOR PARKING EASEMENT ON PARCEL 21 PER AUDITOR'S FILE NO. 200009250842.
- . SUBJECT TO DISTRIBUTION EASEMENT IN FAVOR OF PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY OVER A 10 FOOT WIDE STRIP OF LAND, EXACT LOCATION UNDEFINED, AS RECORDED UNDER AUDITOR'S FILE NO. 200012060302.
- 10. LOT 88 SUBJECT TO DEVELOPMENT RESTRICTIONS AS FOLLOWS: PARCEL 88 IS RESERVED FOR USE AS A DETENTION/RETENTION FACILITY WHICH MAY BE GRANTED AND CONVEYED TO THE CITY OF ARLINGTON, STATE OF WASHINGTON OR SNOHOMISH COUNTY, AS DEEMED NECESSARY FOR PUBLIC DRAINAGE FACILITY. NO BUILDING CONSTRUCTION OR SALE FOR PARCEL 88 AS A SEPARATELY OWNED BUILDING LOT SHALL BE PERMITTED.

#### SURVEYOR'S CERTIFICATE

I WILLIAM J. LLOYD HEREBY CERTIFY THAT THE PLAT OF TUCSON IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF THE N.E. 1/4 N.W. 1/4 SECTION 28, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M., AS REQUIRED BY STATE STATUTES; THAT THE DISTANCES, COURSES, AND ANGLES ARE SHOWN THEREON CORRECTLY, AND THAT MONUMENTS HAVE BEEN OR WILL BE SET AND LOT CORNERS HAVE BEEN OR WILL BE STAKED CORRECTLY ON THE GROUND; THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE STATE AND LOCAL STATUTES AND REGULATIONS GOVERNING PLATTING



RECORDED UNDER AUDITOR'S FILE NUMBER 200006265001.

SECTION BRE-AKDOWN-DETA-11

PLANNING AND COMMUNITY DEVELOPMENT APPROVAL

EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_\_\_ 2001, THE DIRECTOR, DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT, FINDS IN ADDITION THAT THE FINAL SUBDIVISION FOR THE COMMERCIAL PLAT OF TUCSON IS IN CONFORMANCE WITH APPLICABLE CITY CODES AND ALL OTHER LAND USE CONTROLS PRESENTLY IN

> PLANNING MANAGER, DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT CITY OF ARLINGTON

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EXPIRES: 03-01-02

AUDITORS FILE #

PORTION N.E. 1/4, N.W. 1/4, SEC. 28, T 31 N, R 5 E, W.M.

Engineers

'Planners Surveyors

ARLINGTON, WA 105 E. Division-PO Box 326 98223 (360)435-5551 FAX (360)435-4012

NE 1/4. W 1/4 , Sec. 28 , T. 31 N., R. -5 E., W. M. \_\_ DATE: \_\_\_06/15/0J-\_\_ CHECKED: -W. FIELD BOOK #: SNO. 558 \_\_JOB #: 1362

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FND. 3" BRASS CAP

IN CON MON

5-1977

PORTION N.E. 1/4, N.W. 1/4, SEC.28, T 31 N, R 5 E, W.M. OF ARLINGTON

TUCSON

FILE NO. MJ-01-008-FP

KNOW ALL MEN BY THESE PRESENTS THAT VINE STREET COMMERCIAL L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY THE OWNER OF THE LAND INCLUDED WITHIN '-\_THIS PLAT\_\_-AND FRONTIER BANK, THE MORTGAGEE THEREOF, DO HEREBY CERTIFY THAT THE DECISION TO MAKE THIS PLAT IS-OUR FREE AND VOLUNTARY ACT AND DO DEDICATE TO THE USE OF THE PUBLIC FOREVER A 5 FOOT STRIP OF LAND, BEING 238.71 FEET LONG ADJACENT TO LOTS 5 AND 6 FOR PUBLIC RIGHT OF WAY FOR 172ND STREET NE (SR-531). AS SHOWN HEREON, FOR ALL OTHER PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE OF PUBLIC RIGHT-OF-WAY OR OTHER PURPOSES; ALSO, THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR GUTS AND FILLS - UPON THE LOTS SHOWN ON THIS PLAT IN THE ORLGINAL REASONABLE GRADING OF THE STREETS/AVENUES SHOWN HEREON.

FOLLOWING ORIGINAL TREASONABLE - GRADING OF-ROADS AND WAYS HEREON, - NO DRAINAGE WATERS ON ANY LOTS SHALL BE DIVERTED-OR BLOCKED FROM THE IR - NATURAL COURSES SO AS TO DISCHARGE UPON ANY PUBLIC ROAD RIGHTS -OF -WAY, OR TO HAMPER ROAD -DRAINAGE. THE OWNER OF ANY\_LOT OR LOTS, PRIOR TO MAKING ANY ALTERATION IN THE DRAINAGE SYSTEM AFTER THE RECORDING OF THE PLAT, OR PRIOR TO CONNECTING- --THE DRAINAGE SYSTEM REQUIRED AS PART OF ANY CONSTRUCTION OF SAID LOT TO THE-EXISTING DRAINAGE SYSTEM MUST MAKE APPLICATION TO AND RECEIVE APPROVAL FROM THE CITY OF ARLINGTON FOR ANY ALTERATION OF OR CONNECTION TO--THE -EXISTING -\_ --DRAINAGE SYSTEM. ANY ENCLOSING OF DRATNAGE WATERS IN CULVERTS - OR DRAINS OR REROUTING THEREOF ACROSS ANY LOT AS MAY BE UNDERTAKEN BY OR FOR THE OWNER- OF ANY LOT SHALL BE DONE BY AND AT THE EXPENSE-OF SUCH OWNER.

TRACTS 998 THE PRIVATE ROAD TRACT AND 999 THE DETENTION POND TRACT IN THIS PLAT ARE HEREBY GRANTED AND CONVEYED TO THE VINE-STREET COMMERCIAL LLC, A -----WASHINGTON LIMITED LIABILITY COMPANY TOGETHER WITH ALL MAINTENANCE \_--OBLIGATIONS.

VINE STREET COMMERCIAL L.L.C., A WASHINGTON LIMITED

LIABILITY/COMPANY

ITS: MANAGER

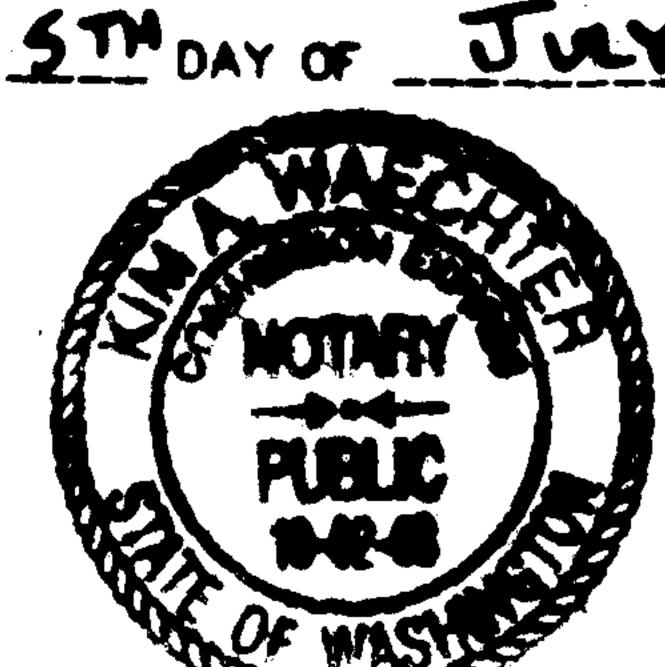
FRONTIER BANK

STATE OF WASHINGTON

COUNTY OF SNOHOMISH!

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT J. BRENT WEKINLEY IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT (HE/SHE) SIGNED THIS INSTRUMENT, ON OATH STATE THAT (HE/SHE) WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE BAANAGER VINE STREET COMMERCIAL L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

WITNESS MY HAND AND SEAL THIS 5TH DAY OF JULY



STATE OF WASHINGTON COMMISSION EXPIRES 10-2-03

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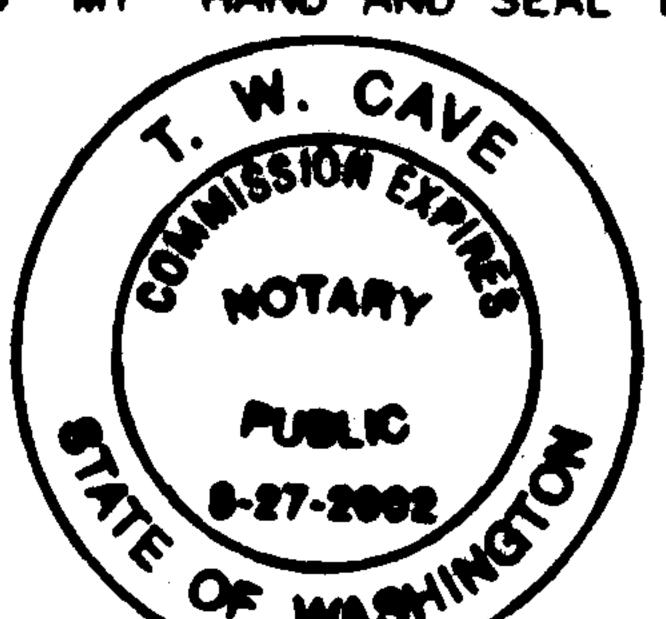
### <u>ACKNOWLEDGMENT</u>

STATE OF WASHINGTON!

COUNTY OF SNOHOMISH!

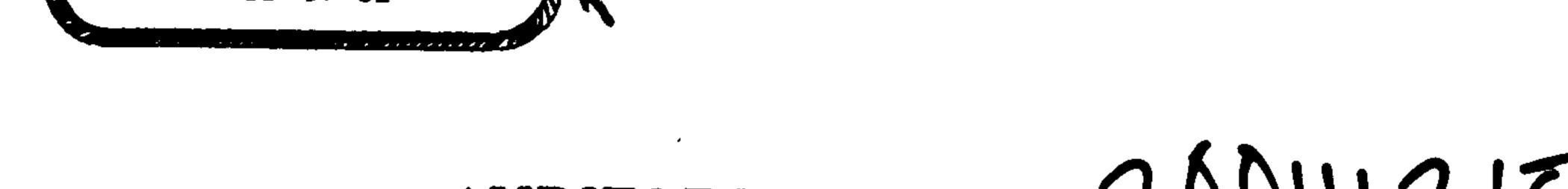
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT MECY K. Jola IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT (HE/SHE) SIGNED THIS INSTRUMENT, ON OATH STATE THAT (HE/SHE) WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE VILL POLE OF FRONTIER BANK TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

WITNESS MY HAND AND SEAL THIS DAY OF Jake 2001.



NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT TANKELLE COMMISSION EXPIRES 2-87-

, N.W. 1/4, SEC.28, T 31 N, R 5 E, W.M.



## EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND DEDICATED TO THE CITY OF ARLINGTON, CITY OF MARYSVILLE, VERIZON NORTHWEST, INC., CASCADE NATURAL GAS INC., PUBLIC UTILITY DISTRICT NUMBER I OF SNOHOMISH COUNTY, AND THE FRANCHISED TELEVISION CABLE COMPANY, AND TO THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, EACH ON A NON-EXCLUSIVE BASIS, UNDER AND UPON THE EXTERIOR TEN (10) FEET OF ALL LOTS PARALLEL WITH THE ADJOINING STREET FRONTAGE IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND CONDUITS, CABLES, AND WIRES WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRICITY, TELEPHONE, GAS, CABLE T.V., WATER, SEWER, STORM DRAINAGE, AND ANY OTHER UTILITY WHICH IS REASONABLE AND NECESSARY FOR A COMMERCIAL SUBDIVISION.

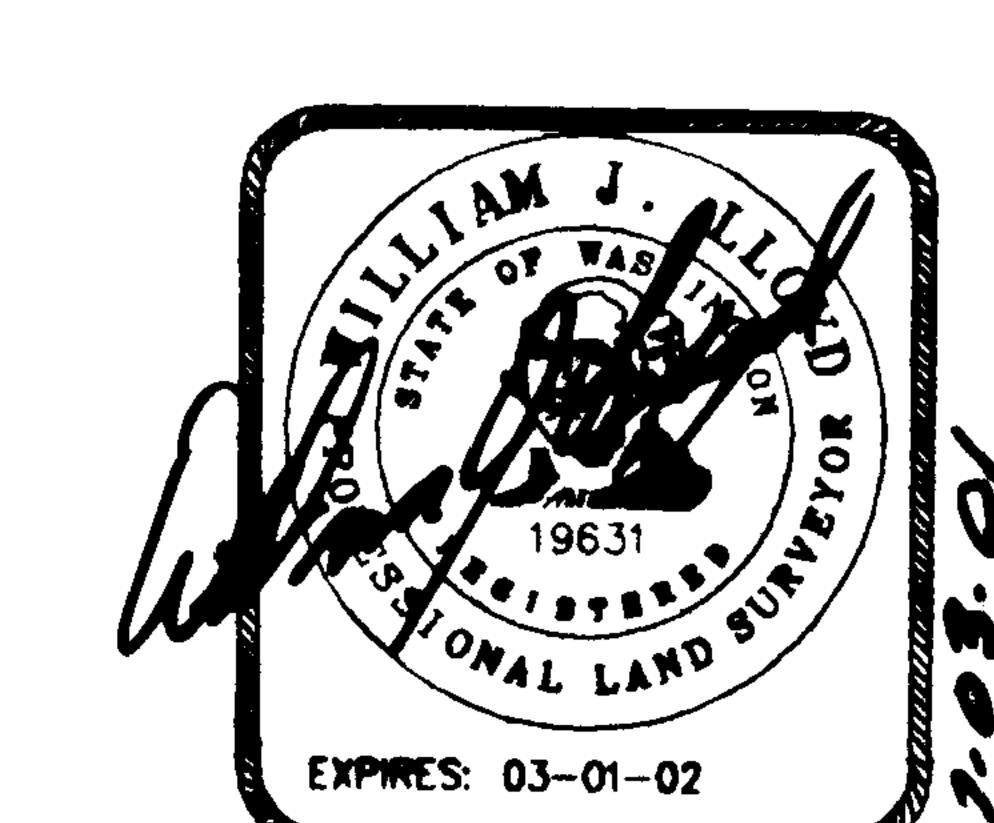
#### PRIVATE ROAD MAINTENANCE

THE PRIVATE ROAD TRACT 998 IN THIS PLAT SHALL BE MAINTAINED AND KEPT IN A CONDITION THAT PERMITS ADEQUATE AUTOMOTIVE AND PEDESTRIAN TRAVEL BY THE OWNER, WINE STREET COMMERCIAL LLC.

ALL MAINTENANCE, REPAIR, IMPROVEMENT AND /OR REBUILDING OF SAID PRIVATE ROAD SHALL BE THE OBLIGATION AND RESPONSIBILITY OF THE OWNER AND/OR CONTRACT PURCHASERS AND THEIR SUCCESSORS, HEIRS AND/OR ASSIGNS, SHARED BY THE OWNERS AND/OR CONTRACT PURCHASERS.

NOTICE OF THE ROAD MAINTENANCE AGREEMENT SHALL BE CONTAINED IN ANY DEEDS OR CONTRACTS RELATING TO THE SALE OF LOTS 1 THROUGH 22. SUCH DOCUMENTS OR COVENANTS SHALL CONTAIN PROVISION FOR THE TRANSFER OF RESPONSIBILITY TO SUCCESSORS AND/OR ASSIGNS AND THE PLACEMENT OF LIENS AGAINST PERSONS NOT FULFILLING THE MAINTENANCE AGREEMENT.

PLAT OF TUCSON ADDRESSES		
LOT #	SQ.FT.	ADDRESS
1	23,954	3905 171ST ST. NE.
2	21,863	3911 171ST ST. NE. 17116 40TH AVE. NE.
3	23,267	17111 40TH AVE. NE. 3925 171ST ST. NE.
4	29,296	4005 171ST ST. NE.
5	30,631	4021 171ST ST. NE. 17110 41ST AVE. NE.
6	21,935	17113 41ST AVE. NE.
7	21,862	17101 41ST AVE. NE.
88	21,916	17017 41ST AVE. NE.
8B	18,950	17019 41ST AVE. NE.
9	27,116	17003 41ST AVE. NE.
10	26,833	16925 41ST AVE. NE.
11	26,797	16917 41ST AVE. NE.
12-	54,506	16920 41ST AVE. NE.
13-	54,741	16924 41ST AVE. NE.
14	27,300	17014 41ST AVE. NE. 4026 171ST ST. NE.
15	27,391	4014 171ST ST. NE.
16	27,425	= 4002 171ST ST. NE.
17	27,393	-3926 171ST ST. NE. 17015 40TH AVE. NE
18	54,742	16923-40TH AVE. NE.
19	54,378	16915 40TH AVE. NE.
20 _	83,439	16918 40TH AVENE.
21	31,367	16928 40TH AVE. NE. 3904 170TH ST. NE.
22	51,791	3905 170TH AVE. NE. 17014 40TH AVE. NE. 3906 1715T ST. NE.



AUDITORS FILE

1/LNDPRJ/13627FIN/DWG/13627FP2.DWG




Engineers Planners Surveyors

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ARLINGTON, WA 105 E. Division-PO Box 326 98223 (360)435-5551 FAX (360)435-4012

DWN. BY: STAFF DATE: 06/06/01 \_-CHECKED W.J. FIELD BOOK #: SNO. 558 \_JOB #: 1362





ARLINGTON, WA 105 E. Division-PO Box 326 98223 (360)435-5551 FAX (360)435-4012

DATE: 06/06/01 DWN. BY: STAFF \_CHECKED: R.L.D FIELD BOOK #: SNO. 558